

ANNE B. FANTON
43 FORT POND ROAD
ACTON, MASSACHUSETTS 01720

January 16, 2007

Acton Planning Board
472 Main Street
Acton, MA 01720

Subject: Grassy Pond Place, 53 Fort Pond Road

Dear Planning Board Members,

My husband and I received a notice of your upcoming public hearing on the Definitive Plan for Grassy Pond Place, a Residential Compound at 53 Fort Pond Road. I reviewed the Definitive Plan at the Planning Department today, and I have some questions that I hope you will consider in preparation for the hearing.

1. **Use of land in Littleton:** One of the house lots uses a small amount of land in the Town of Littleton for its septic system. Since you would not allow the Littleton portion of the land at 53 Fort Pond Road to be used for the determination of house lots under a PCRC, is the developer able to build one of the houses if the location of its septic field needs some land in Littleton? (Note: Our primary concern is not so much the development itself as the number of houses built in such close proximity with private wells and septic systems. I checked with the Health Department to see whether other areas in Acton had houses built in such close proximity with private wells and septic. This development will be unique in that regard, and while I understand that the wells and septic systems will need BOH approval, please pay close attention to whether or not each of these house lots meets all planning requirements.)
2. **Tree lines on plan:** The full length of the existing tree line between the Gianetto's property and the proposed driveway is not shown, nor is the existing tree line shown along the full length of the property where it parallels Fort Pond Road. Please ask the developer to fill in these missing lines for the purpose of clarifying where trees are expected to be retained.
3. **Tree retention and rural character:** While I understand per General Note #29 on the Definitive Plan that you cannot hold the developer to the extent of clearing as shown, can you direct or request that the developer protect specific trees as part of your development approval? Can such trees be marked in advance? What about the trees in Littleton? Can you try to ensure that the screening between the development and other properties, as well as between Fort Pond Road and the development, be retained to a reasonable extent? Please discuss these and related questions at your hearing, particularly given that this section of Fort Pond Road extending onto Nagog Hill Road is one of the few truly rural areas that remain. It is enjoyed by many others in the community who come here to walk, jog and ride their bicycles.
4. **Plan legend:** The plan legend for "Proposed retaining wall" is the same as the legend for

“Existing stone wall,” so it is impossible to tell where an existing wall will be protected. Do you know what the proposed retaining walls will look like since the plan notes that the “retaining walls shall be designed by others?” Perhaps this question will be of less concern when they are better defined on the plan.

5. **Width of entrance:** The plan continues to show 40 feet as the width of the private driveway at its entrance, which is in Littleton. I did learn today that Littleton gave its permission to reduce the width of the pavement to 16 feet as you requested (and I thank you!) However, Littleton wanted the road layout to be kept at 40 feet. I don’t know whether the plan just fails to show this change to the pavement width or the width that is shown is the width of clearing. Please clarify this at the hearing given my concerns about tree clearing in #s 2 and 3 above.
6. **Signage:** The plan says that the street sign on Fort Pond Road will say “47, 49, 51, 53 Fort Pond Road Private Way.” I am concerned that this could be too much to fit on a typical green street sign and that the developer may be planning to place a more prominent sign at the entrance to the private drive to mark the development. Given my concern about retaining the rural character along Fort Pond Road, can you give the Engineering Department some guidance with regard to its future approval of this sign, and can the signage be kept to a minimum? Since the mailboxes will all be on Fort Pond Road and the private road will be called Grassy Pond Place, it doesn’t seem as though the addresses need to be listed on the sign.
7. **Blasting:** Considerable blasting may be needed in the future if the houses are to be built on ledge. I understand that the Fire Department will have to approve the blasting. Can you give any direction to the Fire Department such that nearby residents will be notified prior to blasting?
8. **Completion of the work:** The other end of Fort Pond Road has become unsightly because the ANR lots constructed over the past two years have been left unfinished with construction vehicles still parked in the unfinished cleared areas. Since you will be approving this development, I understand that you will require a payment by the developer in advance to guarantee that work will be finished as proposed. Because the most visible end of this project is of great concern to everyone who enjoys this road, please be certain that you do everything possible to guarantee its completion as designed and approved.

Thank you for your consideration of my questions and suggestions. I will be attending the hearing next Tuesday, January 23 at 8:15 pm.

Sincerely,

Anne Fanton

Sent by e-mail from afanton@earthlink.net

Kim DelNigro

From: Bjhwillis@aol.com
Sent: Wednesday, January 17, 2007 8:08 AM
To: Planning Department
Subject: 53 Fort Pond Road, Grassy Pond Place

Dear Planning Board,

I am a resident of Fort Pond Road, and love living in this beautiful, *mostly* unspoiled area.

I understand that 3 new houses are to be built at 53 Fort Pond Road, and that Littleton has approved a **40 foot access drive** into the 'development'. My goodness, is that really necessary?

My husband and I hope that you will do all in your power to convince Littleton to narrow those specs to a more modest drive, and that all will be done to save as many trees in the area as possible. The entrance to Shag Bark Drive further down Fort Pond road, which serves as the entrance for 6 houses and several cottages, isn't nearly that wide and works quite well.

You used to be able to drive all the way down Fort Pond and have a canopy of trees over you the whole way. It isn't that way any more.

Sincerely,
Barbara and Jim Willis
38 Fort Pond Road

1/17/2007